

087.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

1,430,500 /

Total Card / Total Parcel

USE VALUE:

1,430,500 /

1,430,500

ASSESSED:

1,430,500 /

1,430,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HAZEL TERR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	REUTER CAROLINE HEININGER	
Owner 2:	PICKENS CARSON LEE	
Owner 3:		
Street 1:	9 HAZEL TERR	
Street 2:		

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	MCHUGH CHERYL & ANDREW -
Owner 2:	-
Street 1:	9 HAZEL TERR
Twn/City:	ARLINGTON

StProv:	MA
Postal:	02474

Cntry:	
Type:	

NARRATIVE DESCRIPTION	
This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 2188 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8180.000	964,700		465,800	1,430,500	
Total Card	0.188	964,700		465,800	1,430,500	Entered Lot Size
Total Parcel	0.188	964,700		465,800	1,430,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	653.79	/Parcel: 653.79	Land Unit Type:

APPRAISED: 1,430,500 /
 USE VALUE: 1,430,500 /
 ASSESSED: 1,430,500 /



Patriot Properties Inc.
USER DEFINED

Prior Id # 1: 55460

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 087.0-0007-0011.0

!7124!

PRINT

Date Time

12/30/21 05:03:35

LAST REV

Date Time

04/09/19 12:35:58

jorourke

7124

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCHUGH CHERYL &	71766-414		10/19/2018		1,365,000	No	No		
24 EPPING ST LL	62935-101		11/15/2013		865,000	No	No		
ROY MARIA ESTER	59261-36		6/8/2012	Change>Sale	285,000	No	No		
DOMINGUEZ SILVI	57447-96		9/14/2011	Convenience	1	No	No	Y	
	15204-5		9/1/1983		77,000	No	No		

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
5/31/2017	Meas/Inspect	DGM	D Mann
5/31/2017	Permit Visit	DGM	D Mann
7/29/2013	Measured	JBS	JOHN S
5/1/2013	Info Fm Prmt	EMK	Elen K
4/11/2013	Info Fm Prmt	MM	Mary M
9/8/2012	MLS	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
4/3/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8180	Sq. Ft.	Site			0	70.	0.81	5									465,781						465,800	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH														
Type:	6 - Colonial			Full Bath:	3	Rating: Very Good																							
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																							
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating: Very Good																							
Foundation:	1 - Concrete			A 3QBth:		Rating:																							
Frame:	1 - Wood			1/2 Bath:	1	Rating: Very Good																							
Prime Wall:	2 - Clapboard			A HBth:		Rating:																							
Sec Wall:		%		OthrFix:		Rating:																							
Roof Struct:	1 - Gable			OTHER FEATURES																									
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Very Good																							
Color:	SAGE			A Kits:		Rating:																							
View / Desir:				Frl:		Rating:																							
GENERAL INFORMATION						CONDOS INFORMATION						RESIDENTIAL GRID																	
Grade:	B - Good			WSFlue:	1	Rating:		1st Res Grid Desc: Line 1 # Units 1																					
Year Blt:	2013	Eff Yr Blt:		Location:				Level FY LR DR D K FR RR BR FB HB L O																					
Alt LUC:		Alt %:		Total Units:				Other																					
Jurisdict:	G18	Fact: .		Floor:				Upper																					
Const Mod:				% Own:				Lvl 2																					
Lump Sum Adj:				Name:				Lvl 1																					
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	0.6 %		Exterior:						No Unit		RMS	BRS	FL											
Prim Int Wal	2 - Plaster			Functional:		%		Interior:						1		5	2												
Sec Int Wall:		%		Economic:		%		Additions:																					
Partition:	T - Typical			Special:		%		Kitchen:																					
Prim Floors:	3 - Hardwood			Override:		%		Baths:																					
Sec Floors:		%		Total:		0.6 %		Plumbing:																					
Bsmnt Flr:	12 - Concrete			CALC SUMMARY						Electric:																			
Subfloor:				Basic \$ / SQ: 130.00						Heating:																			
Bsmnt Gar:				Size Adj.: 1.12989032						General:																			
Electric:	3 - Typical			Const Adj.: 1.49985003						Totals																			
Insulation:	2 - Typical			Adj \$ / SQ: 220.307																									
Int vs Ext:	S			Other Features: 149768																									
Heat Fuel:	2 - Gas			Grade Factor: 1.33																									
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000																									
# Heat Sys:	1			NBHD Mod:																									
% Heated:	100	% AC: 100		LUC Factor: 1.00																									
Solar HW:	NO	Central Vac: NO		Adj Total: 970542																									
% Com Wal		% Sprinkled		Depreciation: 5823																									
Depreciated Total: 964719						Final Total: 964700						Val/Su SzAd 440.90																	
MOBILE HOME						Make:		Model:		Serial #		Year:		Color:															
SPEC FEATURES/YARD ITEMS						PARCEL ID 087.0-0007-0011.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y	18X8		A	AV	2004		0.00	T	12	101																

Sum Area By Label :
UAT = 1080
SFL = 1080
FFL = 1108
BMT = 1080
WDK = 140

IMAGE

AssessPro Patriot Properties, Inc